

## CROSS ROAD ALCESTER WARWICKSHIRE



A beautifully presented, much improved and imposing, Georgian style detached family home, located within a highly sought after area within walking distance of the town centre high street. Occupying a sizeable plot, offering huge potential to extend, and boasting a sizeable frontage. Being offered with no upward chain and having accommodation to include: Reception hallway, lounge, separate dining room, office/study, kitchen, utility room, downstairs WC, four bedrooms, en-suite shower room and bathroom. Ample driveway parking, fore-garden, generously sized garden to rear with storage bunker, double garage.

**£650,000**

# Cross Road, Alcester, Warwickshire, B49 5EX

**Reception Hallway**



**Office/Study**

8'11" x 6'11" (2.71 x 2.11)



**Lounge**

20'1" x 11'6" (6.11 x 3.50)



**Kitchen**

12'9" x 9'1" (3.89 x 2.76)



**Dining Room**

12'10" x 10'10" (3.92 x 3.31)



**Utility Room**

7'9" x 5'4" (2.37 x 1.62)

**Bedroom One**

14'1" x 11'6" (4.30 x 3.51)



**En-Suite Shower Room**



**Bedroom Four**  
9'5" x 7'5" (2.86 x 2.27)



**Bedroom Two**  
11'9" x 9'11" (3.58 x 3.02)



**Bathroom**



**Bedroom Three**  
15'6" x 7'10" (3.78 x 2.40)



**Garage**  
17'6" x 16'3" (5.33 x 4.95)



**Rear Garden**



## Location Marker



## Floor Plans & Property Details Disclaimer

These floor plans are for identification purposes only in relation to where one room is situated to another. They are not to be relied upon in any way for dimensions, scaling or sq. ft/metres. We will not be held responsible for any loss incurred, due to reliance on these measurements from the floor plans or measurements from the property details. You are advised to confirm all measurements.

## Plot



Ground Floor

First Floor

Approximate Gross Internal Area = 151.1 sq m / 1734 sq ft  
Illustration for identification purposes only.  
measurements are approximate, not to scale.

## Fixtures & Fittings

Please note that the fixtures & fittings shown on the photographs, contained within these property details, do not form part of a fixtures & fittings list. Some items may/may not be included. You are advised to clarify what items are included before entering into any negotiations.